29 MR 89

SHEET 1 OF 3 SHEETS

We, the undersigned, hereby certify that we are the owners of, or are interested in the land included within this subdivision entitled "TRACT NO. 1206-1" shown on the annexed map consisting of 2 sheets, and that we are the only persons whose consent is necessary to pass a clear title to said land and consent to the making of said map and subdivision as shown within the colored border line and do hereby offer to dedicate for public use those portions of land shown on said map as Kelsey Street, Workman Avenue, Rowland Street, Bidwell Street, Cochran Street and Alpine Street; Parcels "A", "B", and "C" and turnaround easement and also grant to the County of Ventura all rights of ingress and egress over and across the northerly line of parcel "A" abutting Rowland Street; the Westerly line of parcel "B" abutting Bidwell Street, the Westerly line of Parcel "C" abutting Alpine Street; in order that the owners of Parcels "A", "B" and "C" shall have no rights of access whatever to said Rowland Street, Bidwell Street, and Alpine Street, except the general easement of travel which belongs to the whole public.

Robert J. Callahan
Robert J. Callahan
also known as Robert James Callahan

Theda M. Callahan
Theda M. Callahan

HILGARD HOMES, INC. a corporation

Jack Rosenberg
President

William Rosenberg
Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On this 12 day of Sept., 1960, before me, the undersigned, personally appeared Jack Rosenberg, known to me to be the President and William Rosenberg, known to me to be the Secretary of HILGARD HOMES, INC. the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowleged to me that such corporation executed the same.

Marjorie Jacobs
Notary Public in and for said County & State

My Commission Expires April 6, 1963

STATE OF CALIFORNIA } S.S.
COUNTY OF VENTURA

On this 2nd day of September, 1960 before me E.L. Hooper a notary public in and for said county, personally appeared Robert J. Callahan and Theda M. Callahan, known to me to be the persons whose names are subscribed to the within instrument and acknowleged to me that they executed the same.

E.L. Hooper
Notary Public in and for said County & State

My commission expires Nov. 20, 1961.

The signature of SOUTHERN CALIFORNIA EDISON COMPANY, present owner of an easement over a portion of said land which cannot ripen into a fee, has been omitted in accordance with Section 11587 A of the Business and Professions Code.

BASIS OF BEARINGS

The bearing of N.0°01'00"E. for the centerline of Tapo Street as shown on map of I-R.S. 64, was used as the basis of bearings for this map.

This map entitled "TRACT NO. 1206-1" consisting of 3 sheets is presented to the Board of Supervisors of Ventura County, California, at the meeting of said Board held on the 11th day of October for approval.
Said Board hereby approves said map and does hereby accept on behalf of the public, for public use Kelsey Street, Workman Avenue, Rowland Street, Bidwell Street, Cochran Street and Alpine Street, and all rights of ingress and egress as offered hereon, provided, however that the offer of Parcels "A", "B", and "C" and turnaround easement is hereby rejected, and in witness whereof has caused this certificate to be signed by its Chairman and attested by its Clerk and the official Seal of said Board to be affixed hereto this 11th day of October, 1960

BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA

Attest:

Robert L. Hamm
Clerk of said Board

Edwin L. Darty
Chairman of said Board

#41493

Recorded at the request of the County Clerk October 13, 1960 at 1:45 P.M., in Book 29 of Miscellaneous Records (Map) at Pages 89, 90 & 91, Records of Ventura County.

Robert L. Hamm
County Recorder

William Dover, Deputy

I, ARTHUR G. ROSENTHAL, do hereby certify that I am a Registered Civil Engineer, that this map correctly represents a survey made under my direction in March, 1960, for HILGARD HOMES, INC., that the survey is true and complete as shown, that the monuments are of the character and occupy the positions indicated (or will be set in such positions prior to final acceptance of the improvements) and that they are (or will be) sufficient to enable the survey to be retraced.

Dated SEPTEMBER 1st, 1960

G. G. Rosenthal
Registered Civil Engineer No. 8805

I certify that all of the provisions of Chapter 2, Division 4, Part 2 of the Business and Professions Code of the State of California and of any local ordinance pertaining to deposits required at the time of approval by the Board of Supervisors of the map entitled "TRACT NO. 1206-1" have been complied with.

Dated October 11th, 1960

ROBERT L. HAMM
County Clerk
County of Ventura

By Robert L. Hamm
~~Deputy~~ County Clerk

I certify that according to the records of my office there are no liens against the subdivision (TRACT No. 1206-1) or any part thereof for unpaid state, county, municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable.

Dated Oct. 6, 1960

MARGARET E. COONEY
County Tax Collector
County of Ventura

By Alma Snider
Deputy Tax Collector

I certify that I have examined the final map entitled "TRACT NO. 1206-1" that the subdivision is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of Chapter 2, Division 4, Part 2 of the Business and Professions Code of the State of California, and of any local ordinance applicable at the time of approval of the tentative map have been complied with, and that I am satisfied that the map is technically correct.

Dated October 10, 1960

M.C. LORENZ
County Surveyor
County of Ventura

By W.S. MacMillan
Deputy County Surveyor

MAP OF

TRACT NO. 1206-1

BEING A PART OF PARCEL "B" OF THE TOWN OF SANTA SUSANA, BK. 12 PAGE 43 (MAPS) OF SEC. 7 T.2N. R.17 W, RANCHO SIMI, VENTURA COUNTY, CALIFORNIA.

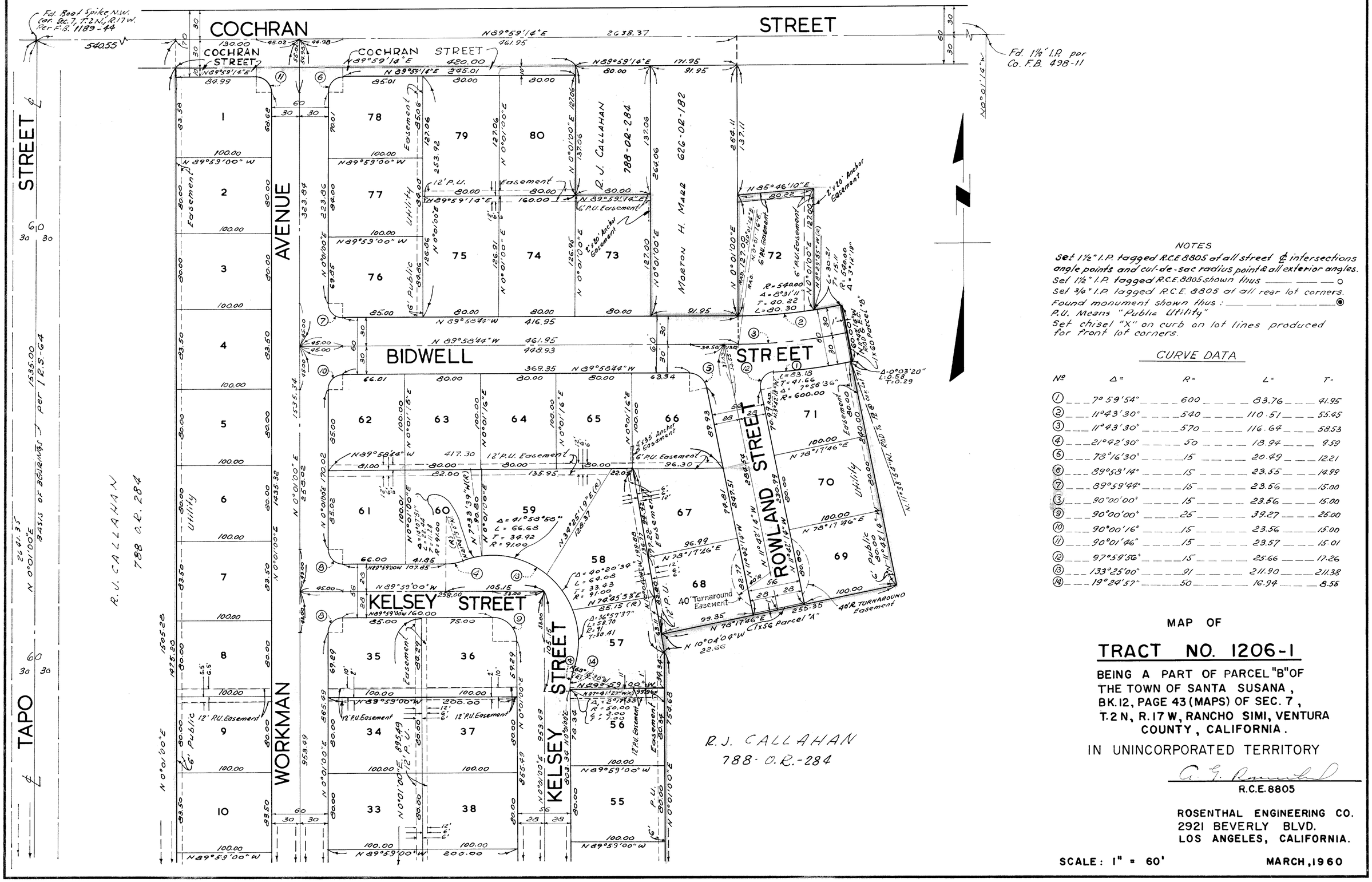
IN UNINCORPORATED TERRITORY

G. G. Rosenthal
R.C.E. 8805

ROSENTHAL ENGINEERING CO.
2921 BEVERLY BLVD.
LOS ANGELES, CALIFORNIA

MARCH, 1960

K&E 150 IMPERIAL TRACING CLOTH T.M.



NOTES

Set 1½" I.P. tagged R.C.E. 8805 at all street & intersections angle points and cul-de-sac radius point & all exterior angles.
Set 1½" I.P. tagged R.C.E. 8805 shown thus ——— ——— ——— o
Set ¾" I.P. tagged R.C.E. 8805 at all rear lot corners.
Found monument shown thus : ——— ——— ——— ———◉
P.U. Means "Public Utility"
Set chisel "X" on curb on lot lines produced for front lot corners.

CURVE DATA

№	Δ =	R =	L =	T =
①	7°59'54"	600	83.76	41.95
②	11°43'30"	540	110.51	55.45
③	11°43'30"	570	116.64	58.53
④	21°42'30"	50	18.94	9.59
⑤	73°16'30"	15	20.49	12.21
⑥	89°58'14"	15	23.55	14.99
⑦	89°59'44"	15	23.56	15.00
⑧	90°00'00"	15	23.56	15.00
⑨	90°00'00"	25	39.27	25.00
⑩	90°00'16"	15	23.56	15.00
⑪	90°01'46"	15	23.57	15.01
⑫	97°59'56"	15	25.66	17.26
⑬	133°25'00"	91	211.90	211.38
⑭	19°24'57"	50	16.94	8.55

MAP OF

TRACT NO. 1206-1

BEING A PART OF PARCEL "B" OF THE TOWN OF SANTA SUSANA, BK. 12, PAGE 43 (MAPS) OF SEC. 7, T. 2 N, R. 17 W, RANCHO SIMI, VENTURA COUNTY, CALIFORNIA.

IN UNINCORPORATED TERRITORY

G. J. Rosenthal
R.C.E. 8805

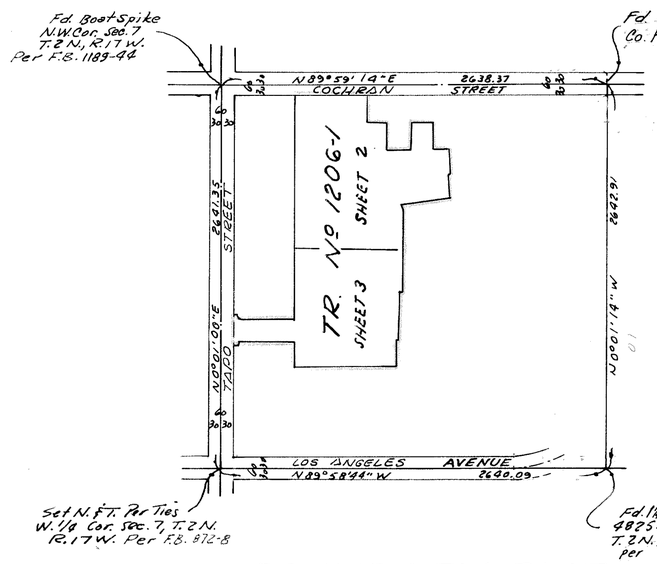
ROSENTHAL ENGINEERING CO.
2921 BEVERLY BLVD.
LOS ANGELES, CALIFORNIA.

SCALE: 1" = 60'

MARCH, 1960

K+E 186 IMPERIAL ® TRACING CLOTH T.M.

SHEET 3 OF 3 SHEETS



BOUNDARY PLAT

NOT TO SCALE

R.J. CALLAHAN
788-O.R.-284

NOTES

Set 1½" I.P. tagged R.C.E. 8805 at all street & intersections, angle points, & cul-de-sac radius points & all exterior angles.
Set 1½" I.P. tagged R.C.E. 8805, shown thus ____ ____ ○
Set ¾" I.P. tagged R.C.E. 8805 at all rear lot corners.
Found monuments shown thus: ____ ____ ◉
Set Chisel "X" on curb on lot lines produced for front lot corners.

CURVE DATA

Nº	Δ =	R =	L =	T =
①	7°59'5"	600	83.76	41.95
②	11°43'30"	540	110.51	55.45
③	11°43'30"	570	116.64	58.53
④	21°42'30"	50	18.94	9.59
⑤	73°16'30"	15	20.49	12.21
⑥	89°58'14"	15	23.55	14.99
⑦	89°59'44"	15	23.56	15.00
⑧	90°00'00"	15	23.56	15.00
⑨	90°00'00"	25	39.27	25.00
⑩	90°00'16"	15	23.56	15.00
⑪	90°01'46"	15	23.57	15.01
⑫	97°59'54"	15	25.66	17.26
⑬	133°25'00"	91	211.90	211.38
⑭	19°24'57"	50	16.94	8.55

MAP OF

TRACT NO. 1206-1

BEING A PART OF PARCEL "B" OF THE TOWN OF SANTA SUSANA BK 12 PAGE 43 (MAPS) OF SEC. 7, T.2N., R.17W., RANCHO SIMI, VENTURA COUNTY, CALIFORNIA.

IN UNINCORPORATED TERRITORY

G. G. Rosenthal
R.C.E. 8805

ROSENTHAL ENGINEERING CO.
2921 BEVERLY BLVD.
LOS ANGELES, CALIFORNIA

SCALE: 1" = 60'

MARCH, 1960

K&E 156 IMPERIAL * TRACING CLOTH T.M.